

MINUTE ITEM

10/27/66

38. SALE OF VACANT STATE SCHOOL LAND, SAN BERNARDINO COUNTY; FRANK V. AMARAL, APPLICATION NO. 108, RIVERSIDE LAND DISTRICT, S.W.O. 8248; (ORIGINAL APPLICANT, CHAS. E. STOKES, APPLICATION NO. 93, RIVERSIDE LAND DISTRICT, S.W.O. 8199).

After consideration of Calendar Item 5 attached, and upon motion duly made and carried, the following resolution was adopted:

THE COMMISSION:

1. FINDS THAT THE SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 4, T. 3 N., R. 4 E., S.B.M. CONTAINING 40 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZES THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, FRANK V. AMARAL, AT THE CASH PRICE OF \$10,640.

Attachment

Calendar Item 5 (2 pages)

5.

SALE OF VACANT STATE SCHOOL LAND, SAN BERNARDINO COUNTY; FRANK V. AMARAL, APPLICATION NO. 108, RIVERSIDE LAND DISTRICT, S.W.O. 8248; (ORIGINAL APPLICANT, CHAS. E. STOKES, APPLICATION NO. 93, RIVERSIDE LAND DISTRICT, S.W.O. 8199).

On March 7, 1966, an application was received from Chas. E. Stokes of North Hollywood, California, to purchase the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, T. 3 N., R. 4 E., S.B.M., containing 40 acres in San Bernardino County.

The applicant later amended his offer in writing, concurring with the appraised value of \$10,000, and submitted 20 per cent, or \$2,000, in cash to fully qualify his amended offer in accordance with applicable regulations.

#### THE PROPERTY

Location: Lucerne Valley is located on State Highway No. 18, 22 $\frac{1}{4}$  road miles northwest of the subject property; Yucca Valley is located 23 miles southeast.

Access: By a paved county road (Old Woman Springs Road).

Water: No surface water; sub-surface water unknown.

Terrain: Flat, smooth, with some minor washes.

Elevation: 2,960 feet high along the south boundary; 2,920 feet low at the northeast corner.

Cover: Sparse growth of greasewood and low desert-type brush.

Highest and Best Use: Homesite (desert-type subdivision), or desert cabin sites (recreational).

A staff appraisal shows that the land is not suitable for cultivation without artificial irrigation, and establishes the value at \$250 per acre (\$10,000 total) for the parcel. The land was advertised for sale with the stipulation that any new bids must be in excess of the appraised value. Pursuant to advertising, the following bid was received:

<u>Parcel</u>	<u>Bidder</u>	<u>Acres</u>	<u>Appraised Value</u>	<u>Bid</u>
SE $\frac{1}{4}$ of SW $\frac{1}{4}$	Frank V. Amaral App. 108, SWO 8248	40	\$ 10,000	\$ 10,640

The bid was accompanied by the minimum required deposits, and was regular in all respects.

CALENDAR ITEM 5. (CONTD.)

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE SE $\frac{1}{4}$  OF SW $\frac{1}{4}$  OF SECTION 4, T. 3 N., R. 4 E., S.B.M. CONTAINING 40 ACRES IN SAN BERNARDINO COUNTY, IS NOT SUITABLE FOR CULTIVATION WITHOUT ARTIFICIAL IRRIGATION; AND
2. AUTHORIZE THE SALE OF SAID PARCEL, SUBJECT TO ALL STATUTORY AND CONSTITUTIONAL RESERVATIONS INCLUDING MINERALS, TO THE HIGHEST QUALIFIED BIDDER, FRANK V. AMARAL, AT THE CASH PRICE OF \$10,640.